

TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
AUGUST 25, 2010

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Silvin Kurt, Kris Hampton, Steve Anders, Dave Muehl, Kristi Williams, Phillip Bultman and Virgil Schroeder all in attendance.
2. Chair Silvin Kurt called the meeting to order at 7:00 p.m.
3. Approve minutes of previous meetings: **MOTION** by Schroeder/Bultman to approve the minutes of the July 28, 2010 Plan Commission meeting as printed. **MOTION CARRIED 7-0.**
4. Public Concerns: None .

5. David R. Dinkel, applicant, Patrick W. and Peggy J. Coffey, Landowners – 4452 Ridge Road, 30 +/- acres of Parcel 0711-122-8500-5 (west side of Ridge Road): Zone change from A-1EX to RH-1 to create two residential lots (2.3 and 2.5 acres), with remaining 26 acres rezoned to A-4 for zoning compliance: Mr. Dinkel made a presentation including maps with a minor change for the driveway entrance. Wayne and Patty Wollin, 4489 Ridge Road, spoke in opposition to the lots, suggesting that the lots would be better placed east of Ridge Road, or that Coffey should sell the TDRs instead. Mark Oleniczak, 1796 Strawberry Road, would prefer clustering of the lots, and is concerned about the marsh land. Phil Purdy, 1796 Strawberry Road, does not want to see the development. Plan Commission discussion included driveway lengths, lot sizes exceeding 2 acres, and the lack of clustering of the lots. It was noted that the land has been in the Coffey family since 1860. The petitioners would like the Plan Commission members to tour the site.

**MOTION** by Anders/Schroeder to table until the October meeting. **MOTION CARRIED 5-0-2** (Kurt and Muehl abstained).

6. Royal Oak Engineering/Eric Sandsnes applicant, Schlueter Living Trust/Mel Schlueter, owner – Parcel 0711-192-8000-6, 3897 Vilas Hope Road:
  - a. Zone Change from A-1EX to RH-1 to create a single family residence site.
  - b. Zone Change from A-1EX to R-1 to increase lot size for parcel 0711-192-8270-0 at 3893 Vilas Hope Road.
  - c. Zone Change from A-1EX to A-4 for zoning compliance.

Sandsness presented a map, and explained that the purpose of the requested changes is mainly to move lot lines. No new building sites were being requested, the RDU for the old farm house would be moved to the new RH-1 lot. There was discussion about driveway details. The new owner indicated he was OK with putting in the driveway to town road standards with 2-3 inches of blacktop. There was also discussion about the easement to the north of the proposed A-4 lot being too large. It was noted that this easement was requested by the City of Madison, and is for ag access to the eastern parcel.

**MOTION** by Williams/Anders to approve the rezone of a 2.0 acre portion of Lot 1 from A-1EX to RH-1 as a replacement home site. The old farm house must be demolished within 3 months of occupancy of a new home. This rezone is only for lending assurances, but not creating a new lot. **MOTION CARRIED 7-0.**

**MOTION** by Hampton/Schroeder to approve the rezone of the areas surrounding parcel 0711-192-8270-0 at 3893 Vilas Hope Road as shown on the map from A-1EX to R1, increasing the lot size to 2.0 acres and satisfying current occupancy lines. It was noted that this is consistent with maximum residential lot size of 2 acres in the Agricultural district. Current owner is the son of the family farm owner. **MOTION CARRIED 7-0.**

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**MOTION** by Anders/Kurt to approve the rezone of Lot 3, 18.073 acres, from A-1EX to A-4 for zoning compliance. The easement to the north will be 33' wide, and the property owner must obtain a culvert permit from the town, and install the culvert upon use of this easement.

**MOTION CARRIED 7-0.**

7. Discuss/Consider citizen's letter to Dane County ZLR Committee regarding the proposed 2010 Phase 2 amendment to the Town's comprehensive plan: **MOTION** by Hampton/Muehl to table until the September 22, 2010 meeting. **MOTION CARRIED 7-0.**
8. ADJOURNMENT: **MOTION** by Williams/Bultman to adjourn. **MOTION CARRIED 7-0.**  
The meeting was adjourned at 8:48 P.M.

Submitted by: Dave Muehl

Approved 9/22/2010